

# **PROJECT SPECIFICATIONS OF SUNRISE ESTATE**

## **PROJECT CONTEXT AND PROBLEM TO BE SOLVED:**

Hapur is a relatively a new district in western UP and has unique relation being very near to Delhi and other major cities of UP like Ghaziabad and Meerut. Since its being declared a separate district it is expanding rapidly and a new residential projects are being regularly launched in this area to cater ever growing need of residence at hapur. The above project is also an effort of a local farmer with the help of several professional already associated with different builders to provide plot of suitable sizes in a good developed colony.

## **PROJECT OBJECTIVE:**

The purpose of this project is to provide the residential need of middle class as per their budget. So every efforts have been made to developed plots of different sizes, so that average middle class turned his dream house into reality. The promoter is a local farmer of the city, so is very well conversant with the need and taste of residents of hapur. So he has planned the development of colony in such a way that it must have good basic amenities like wide road good drain, sewer and water systems and should have greenery throughout the colony with a fully developed park.

## **PROJECT PERIMETRE:**

The map of the colony has been passed from Hapur Pilkhuwa Development Authority (HPDA) on 26.02.2025 and all the external development charges of the authority have been paid. The map is valid upto 25.02.2030. The builder has already planned all the internal developments to be carried out within the project.

## **PROJECT BUDGET:**

Since the promoter of the project is farmer and this property is inherited to him from his father. So, the cost of land is nil. The total cost of the project has been forecasted as per the following table:

S. No.	Particulars	Amount(In Lacs)
	<b>Cost Of project</b>	
1	Land Cost	-
2	EDC Cost	121.91
3	IDC Cost	125.66
4	Miscellaneous Expenditure	25.00
	<b>Total Cost Of Project</b>	<b>272.57</b>


The above project will be met out of own margin of the farmer and advances from farmers for booking developed plots. Since the project is a real estate project it is always subject to any adverse legislative amendment of the government. The project is expected to be completed upto 25.02.2030.

Date: 27.06.2025

Place: Hapur

Id: UPRERAPRM372531

**SUNRISE ESTATE**



**Shish Pal Singh**

**(Sole Proprietor)**